

<b>PLANNING COMMISSION MINUTES OF MARCH 27, 2006</b>
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**2006-0106 – American Brands Construction** [Applicant]: Application for a Special Development Permit on a 3,750 square-foot site to allow a 171 square foot sunroom addition on an existing planned development single-family home which results in 67% Floor Area Ratio where less than 45% may be allowed without Planning Commission review. The property is located at **413 Offenbach Place** (near Manet Dr) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 211-35-050) RK

**Gerri Caruso**, Principal Planner, presented the staff report. She said staff is recommending approval of the Special Development Permit subject to the Conditions of Approval (COAs).

**Comm. Klein** referred to COA E that conditions that “the sunroom shall not be converted to a living space.” He asked if the staff recommendation would be different for this project if the addition was proposed for living space. Ms. Caruso said that staff feels that a sunroom is like an attached or enclosed patio and creates less density in the neighborhood than living space. **Trudi Ryan**, Planning Officer, said that there have been other similar sunroom additions in other neighborhoods creating a Floor Area Ratio in the 60-65% range. Comm. Klein asked if there have been problems with the other additions being used for living space. Ms. Ryan said she was not aware of any problems and indicated that if there were any problems that they have been minor.

**Chair Hungerford opened the public hearing.**

**Linda Barkkarie**, applicant with American Brands Construction, addressed Comm. Klein’s question about living space. She said that the sunroom is an all glass structure that is very exposed and with no heating or air conditioning so it would not be habitable.

**Comm. Klein** asked Ms. Barkkarie about the construction materials. She said that this structure is glass with an aluminum white or almond framework.

**Chair Hungerford closed the public hearing.**

**Vice Chair Fussell moved for Alternative 1 to approve the Special Development Permit with attached conditions. Comm. Sulser seconded.**

**Vice Chair Fussell** said that this should be an effective addition and that he agrees with the staff recommendation.

**Final Action:**

**Vice Chair Fussell made a motion on 2006-0106 to approve the Special Development Permit with the attached conditions. Comm. Sulser seconded.**

**Motion carried unanimously, 4-0, Comm. Babcock and Comm. Simons absent.**

**This item is appealable to City Council no later than April 11, 2006.**